

<u>DISTRICT CODE</u>	<u>DISTRICT NAME</u>
AG	<u>Agricultural</u>
SF-1	<u>Rural 1-Family Medium Density Residential</u>
SF-2	<u>Medium Density 1-Family Residential</u>
SF-3	<u>High Density 1-Family Residential</u>
TF-1	<u>Duplex</u>
MF-1	<u>Multi Family</u>
MF-2	<u>Multi Family</u>
MH-1	<u>Manufactured Housing</u>
MH-2	<u>Mobile Home Park</u>
C-1	<u>Neighborhood Commercial</u>
C-2	<u>Old Town / Town Center</u>
C-3	<u>Retail / Office</u>
C-4	<u>General Commercial</u>
PF	<u>Public Facilities</u>
I-1	<u>Light Industrial</u>
I-2	<u>Heavy Industrial</u>
MURE	<u>Mixed Use Regional Employment Center</u>
OT	<u>Old Town Mixed Use Overlay</u>
78	<u>FM 78 Mixed Use Overlay</u>
TC	<u>Town Center Mixed Use Overlay</u>

Section 4.5 Zoning District Purpose Statements

4.5.1 Residential Districts

4.5.1.1 Rural Residential District (SF-1)

This district is established for large-lot single-family residential housing and is consistent with a very low density suburban/exurban environment with housing arranged in conventional detached format with a maximum density of 2 units per acre, to create a semi-rural setting of the City.

4.5.1.2 Medium Density 1-Family Residential District (SF-2)

This district is established for traditional suburban development of single-family detached dwellings in a medium density setting of 2-4 units per acre. Higher intensity residential development serves as a buffer to protect this area from incompatible and nuisance issues.

4.5.1.3 High Density 1-Family Residential District (SF-3)

The mixed-density residential district enables a mix of residential densities (up to 5.5 units per acre). The district is intended to complement the suburban district and serve as a transitional use.

4.5.1.4 Two-Family Residential District (TF-1)

The two-family residential district enables duplex residential development. The district is intended to serve as a transitional use.

4.5.1.5 Multi-Family District (MF-1)

This district provides for attached, multiple family residential use to a maximum density of 18 units per acre, situated with access to an arterial roadway. It is intended to be located near retail and office use to provide convenient service.

4.5.1.6 Multi-Family District (MF-2)

This district provides for attached, multiple family residential use to a maximum density of 24 units per acre, situated with access to a major arterial roadway or highway. It is intended to be located near retail and office use to provide convenient service, and access to regional facilities for its residents.

4.5.1.7 Manufactured Home District (MH-1)

The Manufactured Home District, MH-1, is established to provide a single family residential zoning district most appropriate to an established neighborhood that contains predominantly manufactured home residences. This district allows for HUD-Code manufactured homes, modular homes, or other site-built homes on individual lots and provides for a diversity of housing options.

4.5.1.8 Mobile Home Park District (MH-2)

The MH-2 Mobile Home Park District is intended to provide locations for development of mobile home residence parks. Homes in this district shall be restricted to mobile homes as defined by the U.S. Department of Housing And Urban Development.

4.5.1.9 Agricultural District (AG)

The Agricultural district is intended to serve as an initial temporary zoning designation for newly annexed properties into the City and as a permanent zoning designation for those rural properties of the City that are ideally suited for agricultural purposes. Since single-family residences are permitted in this district, this district is considered to be a very low density residential district.

4.5.2 Non-Residential Districts

4.5.2.1 Neighborhood Commercial District (C-1)

The Neighborhood Commercial district is established to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential areas. The intent of this District is to provide convenient neighborhood access to commercial services, and minimize undesirable impacts such as noise, traffic and odors through performance standards.

4.5.2.2 Mixed Use Old Town/Mixed Use Town Center District (C-2)

The Mixed Use Old Town and Mixed Use Town Center districts are established to reinforce and reinvigorate downtown Cibolo's mixed use historical traditions and monuments and to create a Mixed Use Town Center to expand a central mixed use core to the geographic center of Cibolo. The district is intended to ensure harmonious development, redevelopment, and rehabilitation of uses by integrating an appropriate mix of retail, office, entertainment, civic, and residential uses commensurate with traditional values of the city, its citizens, and the surrounding area.

4.5.2.3 Retail/Office District (C-3)

The Retail/Office District establishes a broad range of business operations, services and commercial development requiring arterial or collector street access. This district is intended for a variety of office, institutional and indoor retail uses that are designed to make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between districts and uses. This district should facilitate economic development activities that will strengthen neighborhoods; promote the development of targeted industries and provide community balance; provide educational and employment opportunities; and encourage local economic investment for citizens of Cibolo.

4.5.2.4 General Commercial District (C-4)

The General Commercial district is established to provide for a broad range of commercial uses and activities in high visibility areas to serve the needs of the surrounding region. It is the most intensive commercial zoning district and generally situated along a highway or major roadways.

4.5.2.5 Light Industrial District (I-1)

The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and services uses that serve the industrial development zone are also permitted.

4.5.2.6 Heavy Industrial District (I-2)

The I-2 district is established to provide for a broad range of industrial uses. It is the least restrictive industrial zoning district and is intended for the grouping of industrial uses in locations that have adequate and convenient access to major arterials, highways, and rail lines.

4.5.2.7 Public Facilities District (PF)

The Public Facilities District is intended to provide for public, semi-public and institutional facilities within close proximity to various neighborhood and commercial land uses.

4.5.3 Special Districts

Generally, Special Districts are provided as follows in order to further goals and objectives of the City's Comprehensive Plan.

4.5.3.1 Planned Unit Development District (PUD)

Planned Unit Development zoning is intended to allow flexibility in planning and designing for unique or environmentally sensitive properties that are three acres in size or greater and which are to be developed in accordance with a common development scheme of planned associations of uses. PUD zoning is designed to accommodate various types of development, such as single-family residential, multiple housing development, neighborhood and community shopping centers, professional and administrative areas, industrial and business parks, and other uses or a combination or mix of uses. A PUD may be used to permit new or innovative concepts in land use and standards not permitted or accommodated by the zoning or subdivision standards in this UDC.

4.5.3.2 Mixed Use Regional Employment Center District (MURE)

This zoning district is reserved for areas suitable to provide a mix of very high density residential, retail, office, service, research and development, institutional and clean light industrial uses along major highway corridors. The purpose of this district is to promote economic development and retail activity, while promoting traffic circulation and safety, protecting adjacent residential neighborhoods, and promoting a positive image of the community. It is expressly intended that no low density residential dwellings will be allowed in this mixed use district and any existing dwellings will remain as legal non-conforming dwellings. Medium density residential uses shall only be considered in the form of apartment or condominium uses on upper levels of buildings where higher intensity uses are provided on the ground level.

4.5.3.3 FM 78 Mixed Use Overlay District (FM 78)

The "78" Overlay District (78) intends to provide a cohesive set of design and use standards for properties within its boundaries. The District recognizes the importance of the FM 78 corridor through Cibolo as a local and regional commercial center, and emphasizes traffic management, mixed commercial and residential use opportunities, and management of visual clutter through signage control, screening and buffering. Architectural design standards are part of the 78 Overlay District to promote the development of pedestrian-scale buildings and define the corridor as a cohesive district.

4.5.3.4 Old Town Mixed Use Overlay District (OT)

The Old Town Overlay District (OT) is intended to provide a cohesive set of design and use standards for properties within its boundaries. The OT District recognizes the historical fabric of Old Town Cibolo and seeks to preserve the character, pedestrian scale, and architecture of the area surrounding Main Street. Additionally, it seeks to provide a pedestrian-oriented environment and flexibility for harmonious residential, civic, and commercial uses, as well as context-sensitive design standards to integrate new development with the City's original core.

4.5.3.5 Town Center Mixed Use Overlay District (TC)

The Town Center Overlay District is intended to provide a cohesive set of design and use standards for properties within its boundaries. The TC District recognizes the current and future importance of this area adjacent to the Old Town District, the future extension of FM 1103 and Haeckerville Road, and generally the area's central location with respect to the ultimate city limits. The TC District provides additional flexibility to mix residential, commercial, and civic uses. Additionally, it seeks to provide a pedestrian-oriented building environment and manage visual clutter through signage control, screening and buffering.

ARTICLE 13. USE TABLES

Section 13.1 Residential Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	AG
Accessory living quarters.	P	C	C	C			C		P
An accessory building used solely as the temporary dwelling of guests of the occupants of the premises; such dwellings having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.									
Accessory Residential Units, Residential District.	P	P	C	C			C		P
The residential occupancy of a portion of the principal use, not exceeding 33% of the gross floor area, and is owner-occupied. Commonly referred to as "mother-in-law flat", it may include a full kitchen and must comply with all building & fire codes & have 1 additional off-street parking space.									
Apartment residential.					P	P			
The use of a site for three (3) or more dwelling units, within one (1) or more buildings.									
Boarding house.					P	P			
A dwelling containing a single dwelling unit and not more than 10 (ten) guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation for more than 1 week.									
Community Residential Facility.					P-S	P-S			
Any dwelling licensed, certified or authorized by state, federal or local authorities as a residence for children or adults with physical, developmental or mental disabilities, dependent children or elderly individuals in need of supervision, support and/or independent living training. May include specialized group home for the developmentally disabled, group care for children or a boarding home.									
Condominium residential.			P		P	P			
A single-dwelling unit in a multi-unit dwelling or structure that is separately owned and may be combined with an undivided interest in the common areas and facilities of the property.									
Duplex residential.				P	P	P			
The use of a site for two (2) dwelling units within a single building.									
Greenhouse	P	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P
Refer to the Greenhouse requirements in Section 6.3.									
Group residential.			C	C	P	P			
The residential occupancy of living accommodations by groups of more than five (5) persons (not defined as a family) on a weekly or longer basis. Typical uses include occupancy of fraternity or sorority houses, dormitories, residence halls, or boarding house.									
Home Profession.	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S
An activity carried on in a residence that is incidental to the use of the residence as a home and does not alter the residential character of the home or neighborhood and is conducted in accordance with the requirements of Article 6 of this UDC.									

Section 13.1 Residential Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	AG
Kennel	C								P
The domicile of a person or persons who own or breed 5 (five) or more dogs and/or cats but less than 11 (eleven) dogs and/or cats over 6 (six) months of age, primarily for personal recreational use, such as participation in recognized conformation shows, field or obedience trials, racing, scenting, puling, specialized hunting or working trials, and water trials, search and rescue, tracking and for the purpose of improving the physical soundness, temperament, and conformation of a given breed to a standard.									
Manufactured Home Residential.							P	P	
The residential occupancy of manufactured homes on small lots owned by residents and are typically meant for more permanent habitation than the following mobile home use.									
Mobile home residential.								P	
The residential occupancy of mobile homes by families on a weekly or longer basis. Typical uses include mobile home parks or mobile home subdivisions.									
Manufactured Industrial Housing.	P						P	P	P
Structures that are constructed in 1 (one) or more modules or modular components built at a location other than the permanent site, are transported to the permanent site, and are erected or installed on a permanent foundation system.									
Multiple-family residential.					P	P			
The use of a site for two (2) or more dwelling units, each in a separate building.									
Patio home.			C		P	P			
A detached, single-family unit typically situated on a reduced-sized lot that orients outdoor activity within the rear or side patio areas for better use of the site for outdoor living space.									
RV Park								P	
An area where facilities are provided for recreational or camping vehicles or travel trailers, tents or other portable habitation, utilized by the public as a place for camping, vacationing, or temporary usage, which are in place for not more than 30 (thirty) days.									
Single-family residential.	P	P	P				P		P
The use of a site for only one (1) dwelling unit.									
Townhouse residential.			C		P				
The use of a site for two (2) or more townhouse dwelling units, constructed with common or adjacent walls and each located on a separate ground parcel within the total development site, together with or without common area serving all dwelling units.									

Section 13.2 Commercial Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	C1	C2	C3	C4	I1	I2
Administrative and business offices.	P	P	P	P	P	
Offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices or public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.						
Agricultural sales and services.				P	P	P
Establishments or places of business engaged in sale (from the premises) of feed, grain, fertilizers, pesticides and similar goods or in the provision of agricultural related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, feed and grain stores and tree service firms.						
Amusement center		C	P	P		
An establishment offering 5 (five) or more amusement devices, including, but not limited to, coin-operated electronic games, shooting galleries, table games and similar recreational diversions within an enclosed building.						
Artisan sales	P	P	P	P		
The manufacture and retail sale of hand-crafted wares such as pottery, jewelry, art, and similar products of craftsmanship.						
Automobile Dealership				P		
Includes new and used car, pick-up truck and motorcycle sales and display and associated maintenance facilities.						
Automotive rentals.			C	P	P	
Rental of automobiles, noncommercial trucks, trailers and recreational vehicles, including incidental parking and servicing of vehicles available for rent or lease. Typical uses include auto rental agencies, trailer rental agencies and taxi cab parking and dispatching.						
Automotive; Major Repairs/Service				P	P	P
Indoor and outdoor repair and service of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including the sale, installation and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, body and fender shops, painting and major repairs and service activities, but excluding dismantling or salvage.						
Automotive sales.				P	P	
Sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance and servicing. Typical uses include new and used car dealerships, motorcycle dealerships and boat, trailer and recreational vehicle dealerships.						
Automotive service station		C-S	C-S	P-S	P-S	
That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. Accessory activities shall be permitted to include an automatic car wash and convenience food and beverage sales. Refer to Article 6 of this UDC for additional requirements.						
Automotive washing.			P	P	P	
Refers to establishments where the primary use is the washing, cleaning and detailing of automobiles and related light equipment. Typical uses include auto laundries or car washes.						

Section 13.2 Commercial Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	C1	C2	C3	C4	I1	I2
Building maintenance services.			P	P	P	
Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance or window cleaning services.						
Business or Financial Services	C	P	P	P		
An establishment intended for the conduct or service or administration by a commercial enterprise, or offices for the conduct of professional or business service.						
Business support services.	P	C	P	P	P	
Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms.						
Business or trade school.	C	C	P	P		
A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university or public or private educational facility.						
Cocktail lounge.		P	P	P		
A use engaged in the preparation and retail sales of alcohol beverages for consumption on the premises, including taverns, bars, cocktail lounges and similar uses.						
Commercial off-street parking.		C	C	P	P	P
Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or parking garages.						
Communications services.				P	P	P
Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as major utility facilities. Typical uses include television studios, telecommunication service centers or telegraph service offices.						
Concrete/Asphalt Batching Plant (Permanent)				C	P	P
Construction sales and services.				P	P	P
Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings to other structures other than retail sale of paint, fixtures and hardware excluding those classified as one of the automotive and equipment services use types. Typical uses included building materials stores, tool and equipment rental or sales or building contractors.						
Consumer repair services.	P	P	P	P		
Establishments primarily engaged in the provision or repair services to individuals and households rather than firms, but excluding automotive and equipment use types. Typical uses included appliance repair shops, watch or jewelry repair or musical instrument repair firms. All incidental storage shall be enclosed.						
Dry Cleaning Plant					P	P

Section 13.2 Commercial Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	C1	C2	C3	C4	I1	I2
A large scale establishment primarily engaged in the large scale industrial scale cleaning of of textiles and garments in large revolving washers where they are washed with the cleansing fluid and special soaps, rinsed with pure cleansing fluid, and then spun to remove most of the fluid. They are then dried with warm air in a tumbler where cleansing fluids are reclaimed and used again.						
Equipment repair services.				P	P	P
Repair of trucks, tractors, construction equipment, agricultural implements and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services and machine shops, but exclude dismantling or salvage.						
Farmers Market		P				
Places business primarily engaged in the retail sale of farm grown food. Use is allowed on a day to day or part time basis with the permission of the property owner on whose property the sales will be conducted.						
Financial services.	P	P	P	P		
Establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities and similar services.						
Flea Market; Outdoor Open Air Sales				C		
Establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries and candy shops.						
Food sales; grocery	P	P	P	P		
Establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries and candy shops.						
Funeral services.			P	P		
Establishments engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals.						
General retail sales; neighborhood scale	P	P	P	P		
Sales or rental of commonly used goods and merchandise for personal or household uses fir surrounding neighborhoods.						
General retail sales; regional			P	P		
Sales or rental of commonly used goods and merchandise for personal or household use. Typical uses include department stores, apparel stores, furniture stores, mail order stores or similar establishments.						
Health care offices.	P	P	P	P		
A use providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by physicians, dentists, medical and dental laboratories and similar health practitioners.						
Hotel-motel.			P	P		
Lodging services involving the provision of room and/or board. Typical uses include hotels, motels or transient boarding houses.						
Ice Dispensing; Portable Building/Structure			P-S	P-S		
Refers to an automatic self contained portable ice dispensing structure that produces and dispenses ice for retail sale as a primary or secondary use of site. This does not include typical ice machines that sell packages bags of ice (typical ice machine).						
Indoor entertainment.		C	P	P		

Section 13.2 Commercial Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	C1	C2	C3	C4	I1	I2
Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls.						
Indoor Gun Range;			C	P	P	
Permitted subject to building being soundproofed and a building design that will prevent ammunition from leaving the building, as per the Cibola building codes						
Indoor sports and recreation.		C	P	P	C	
Uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks and arcades.						
Kennels.				P	P	
Boarding and care services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, or dog training centers.						
Laundromat; dry cleaning	P	P	P	P		
Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services as personal services.						
Laundry services.			P	P	P	
Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as personal services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.						
Local convenience store (Without Fuel Sales)	P	P	P	P		
A commercial activity engaged in the sale of commonly used goods & merchandise for personal or household use in a structure three thousand (3,000) square feet or less in size.						
Local convenience store (With Fuel Sales)	C	C	P	P		
A commercial activity engaged in the sale of commonly used goods & merchandise, including petroleum products, for personal or household use in a structure three thousand (3,000) square feet or less in size. Refer to Article 6 of this UDC for additional requirements for fuel sales.						
Outdoor sports and recreation (Light)		P	P	P		
Uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, racquetball courts and marinas.						
Outdoor sports and recreation (Intensive)					C	
Intensive recreation uses that are conducted in the outdoors that generate considerable noise, vibration, heat, odor and other environmental impacts. Typical uses include race tracks, speedways, drag strips, gun firing ranges and the like.						
Paint Shop (Non-Retail)				P	P	P
Establishments primarily engaged in the painting of cars, motorcycles, RV's and other materials.						
Pawn Shop				P		
Personal services.	P	P	P	P		
Establishments or places of business primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, seamstress, tailor, shoe repair shops and self-service laundry or self-service apparel cleaning services.						
Pet services.	P	P	P	P		

Section 13.2 Commercial Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	C1	C2	C3	C4	I1	I2
Retail sales and grooming of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons or pet grooming shops.						
Portable Building Sales				P	P	
This use is applicable to the outdoor display and/or sale of heavy machinery and equipment.						
Professional office.	P	P	P	P	P	
A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions.						
Restaurant-convenience.	P	P	P	P		
A use engaged in the preparation and retail sale of food and beverages (excluding alcoholic beverages), for on-premise consumption only. Typical uses include soda fountains, ice cream parlors, sandwich shops and coffee shops.						
Restaurant-Fast Food		C	P	P		
A use engaged in the retail sale of preprepared or rapidly prepared food and beverages directly to customers (excluding alcoholic beverages), for on-and off-premise consumption, commonly referred to as having "take-out" service. Typical uses have drive-thru window service and have extended hours of operation.						
Restaurant-neighborhood.	P	P	P	P		
A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages when conducted as an accessory or secondary feature and producing less than <u>twenty-five (25) percent</u> of the gross income. A neighborhood restaurant does not include outdoor entertainment. Typical uses are full service dinner houses, and similar establishments, with incidental alcoholic beverage service.						
Service station.		C-S	P-S	P-S		
An establishment where the sale of petroleum products is the principal use but may also offer incidental indoor automobile service and repair. All services provided and all storage supplies, parts, equipment shall be kept indoors.						
Sexually Oriented Businesses.				C	C	C
Refers to those acts, uses and services described more particularly in City of Cibola Ordinance Number 774.						
Tire Dealer (No Open Storage)			P	P		
Tire Dealer with Open Storage					C	
Trailer/Mobile Home Display, Sales or Storage				P	P	
Truck/Trailer Rental and/or leasing				P	P	
Truck/Bus Repair				C	P	
Truck Sales (Heavy Trucks) and RV Sales				C	P	
Veterinary services.	C	P	P	P	P	P
Veterinary service for all animals. Typical uses include animal clinics and hospitals. Veterinary services shall not include the boarding of large animals.						
Wrecker Business associated with auto impounding and storage				C	C	C

Section 13.3 Industrial Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations UDC Article 6

Use	C1	C2	C3	C4	I1	I2
Basic industry.						P
A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials or a use utilizing flammable explosive or commonly recognized offensive conditions or materials.						
Custom manufacturing.					P	P
Establishments primarily engaged in the on-site, indoor production and storage of goods by hand manufacturing which involves only the use of hand tools or mechanical equipment not exceeding two (2) horsepower or a single kiln not exceeding eight (8) kilowatts. The direct sale to consumers of those goods produced on-site is prohibited.						
General Contractor Services				P-S	P-S	P-S
General contractor services are permitted subject to compliance with all environmental performance standards of this UDC.						
Light manufacturing.					P	P
A use engaged in the manufacture, predominantly from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and storage, sales and distribution of such products, but excluding basic industrial processing.						
Sand, Gravel, Stone or Petroleum Extraction, Oil & Gas Wells					C	C
Warehousing and distribution.						
Establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage and use types:						
A. <i>Convenience storage.</i> Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing. Refer to Article 6 Section 6.3 for additional requirements regulating this use.			C-S	P-S	P-S	P-S
B. <i>General warehousing and distribution.</i> Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, or open storage yards.				C	P	P
C. <i>Limited warehousing and distribution.</i> Wholesaling, storage and warehousing services within enclosed structures. Typical moving and storage firms and retail mail order distribution centers.					P	P
Research & Development Services		C	C	P	P	P
Establishments primarily engaged in research of an industrial or scientific nature but excludes product testing. Typical uses include electronics research laboratories, research and development firms, or pharmaceutical research labs.						
Scrap and salvage services and wrecking services.						C
Places of business primarily engaged in the storage, sale, dismantling or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junk yards or paper salvage yards.						
Vehicle storage.				C	P	P
Long term storage of operating or nonoperating vehicles. Typical uses include storage of private parking towaways or impound yards, but exclude dismantling or salvage.						

Section 13.4 Civic and Other Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Administrative services.									C	P	P	P	P		P	
Offices, administrative, clerical or public contact services that deal directly with the citizens, together with incidental storage and maintenance of necessary vehicles. Typical uses include federal, state, county, and city offices.																
Adult/Community Group Home					C-S	C-S				C-S					P	P
a dwelling unit for sixteen (16) or fewer people in which food, shelter, and minor medical treatment under the direction and supervision of a physician, or services which meet some need beyond boarding or lodging are provided to residents of that dwelling unit, but not including care provided to any family member residing with his family in a one-family dwelling. Residents of an Adult Group Home depend on staff to provide various degrees of assistance in everyday living, but are not considered dangerous to themselves or others and require only occasional or temporary services by professional medical or nursing personnel which are provided through individual arrangement with each resident, per UDC Article 6.																
Assembly, Large scale	P	P	P		P	P	P	P	P	P			P	P	P	
Religious, cultural or fraternal activity that is conducted primarily within an enclosed facility of 10,000 square foot or more gross floor area.																
Aviation facilities.														C	C	C
Landing fields, aircraft parking service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, and including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Subject to site plan review.																
Campground.															C	C
Campground facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks. Subject to site plan review.																
Cemetery.															P	C
Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.																
Clinic									P	P	P	P				
An establishment or offices in which a group of physicians, dentists, or other practitioners of the healing arts, and allied professional assistants are associated for the purpose of diagnosing and treatment of ill or injured persons on an outpatient basis only. A clinic may include a medical or dental laboratory, but may not include facilities for providing room or board for patients, nor may a clinic include offices or facilities for veterinarians.																
Club or lodge.									P	P	P	P			P	
A use providing meeting, recreational, or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations.																
College and university facilities.					C	C				C	P	P			P	
An academic institution of higher learning, accredited or recognized by the state and offering a program or series of programs of academic study.																
Community recreation.	P	P	P	P	P	P	P	P							P	P
A non-profit recreational facility for use by residents and guests of a particular residential development or limited residential neighborhood, including both indoor and outdoor facilities.																

Section 13.4 Civic and Other Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Community treatment facility					C-S	C-S			C-S	C-S	P-S	P-S			P-S	
Any dwelling or place licensed, certified or authorized by state, federal or local authorities as a residence and treatment facility for children or adults with mental disabilities, alcoholism or drug abuse problems needing a supervised living arrangement and rehabilitation services on a short-term or long-term basis. Does not include detoxification centers. May include alcohol and/or drug abuse treatment facilities and adult treatment facilities. Refer to the Transitional Homes, Rehabilitation and Halfway House requirements of Article 6 of this UDC for additional requirements.																
Convalescent services.									C	C	P	P				
A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services, and excluding a facility providing care for alcoholism, drug addition, mental disease, or communicable disease.																
Concrete/Asphalt Batching Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P
Implies a temporary, short term use, until a particular construction project or projects are completed. City Council may stipulate a condition of time to allow this temporary use and may decide to renew the CUP for a																
Cultural services.									P	P	P	P			P	P
A library, museum, art gallery, or similar non-profit use affording display, preservation and exhibition of objects of permanent interest in one (1) or more of the arts and sciences.																
Day care services (Residentially Based; Family/Group)	C-S	C-S	C-S	C-S	C-S	C-S	C-S			C-S						
A facility, or use of a building or portion thereof, for daytime care of six (6) or fewer individuals. This term includes nursery school, pre-schools, day care centers for children or adults, and similar uses. Refer to Article 6 of this UDC for additional requirements.																
Day care services (Group)	C-S	C-S	C-S	C-S	C-S	C-S	C-S		P	P						
Group Day Care homes provide regular care for between five (5) & twelve (12) adults or children for less than 24 hours a day. This shall include nurseries, preschools & adult care facilities. Refer to Article 6 of this UDC for additional requirements.																
Day care services (General Commercial).	C-S	C-S	C-S	C-S	C-S	C-S	C-S		P	P	P					
A facility, or use of a dwelling unit or portion thereof for daytime care of seven (7) or more individuals. This term includes nursery school, pre-schools, day care centers for children or adults and similar uses. Refer to Article 6 of this UDC for additional requirements.																
Detention facilities.															P	P
A publicly operated use providing housing and care for individuals confined by law.																
Group Care Facility					C-S	C-S				C-S						
Group Care Facilities are required to be licensed by the state and are limited supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes, or those suffering the effects of drugs or alcohol. This category does not include day care centers, family day care homes, foster homes, schools, hospitals, jails or prisons.																
Group Residential					P	P				P						
A dwelling unit or portion thereof for more than five (5) persons, as is more fully defined and regulated in Article 6 of this UDC.																
Hospital services.										C	P	P	P		P	P
A facility providing medical, psychiatric or similar service for sick or injured persons primarily on an inpatient basis including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees or visitors.																

Section 13.4 Civic and Other Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Life care services.	C-S	C-S	C-S		P-S	P-S			P-S	P-S	P-S	P-S			P-S	P-S
Retirement housing for the elderly providing residential housing and care for retired, elderly, and/or disabled people including congregate housing with common meals and/or community facilities for social events, community recreation, convalescent services, guidance services, personal services and personal improvement services, or self-contained dwelling units specifically designated for the needs of the elderly, either rented or owner-occupied. To qualify as life care housing or facilities, a minimum of 80% of the total units shall have a household head 55 years of age or greater and no long term or permanent skilled nursing care or related services are provided. Refer to Article 6 of this UDC for additional requirements.																
Local utility services.	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Services which are necessary to support principal development and involve only minor structures such as lines and poles which are necessary to support principal development.																
Maintenance and service facilities.												P	P	P	P	
A facility supporting maintenance, repair, vehicular or equipment servicing, materials storage and similar activities, including corporation yards, equipment service centers and similar uses having characteristics of commercial services or contracting or industrial activities.																
Major utility facilities.														P	P	P
Generating plants, electrical switching facilities and primary substations, refuse collection or disposable facilities, water and wastewater treatment plants and similar facilities of public agencies or public utility firms having potentially significant impact upon surrounding uses. (Subject to site plan review).																
Nursery school	C-S	C-S	C-S	C-S	C-S	C-S			C	C						
A private agency, school, or institution engaged in educational work with preschool children and in which no child is enrolled on a regular basis for 4 (four) or more hours per day. Enrollment for 4 (four) or more hours per day shall classify the facility as a "Day Care Facility" or "Kindergarten." Refer to Article 6 of this UDC for additional requirements.																
Park and recreation services.	P	P	P	P	P	P	P	P							P	P
Publicly owned and operated parks, playgrounds, recreation facilities and open spaces.																
Postal facilities.									P	P	P	P	P		P	
Postal services, including post offices, bulk mail processing or sorting centers, operated by the United States Postal Service or private enterprise.																
Primary educational facilities.	P	P	P	P	P	P	P	P	C	C					P	
A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the State of Texas.																
Railroad facilities.													P	P	P	P
Railroad yards, equipment servicing facilities, and terminal facilities. (Subject to site plan review.)																
Safety services.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Facilities for conduct of public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.																
Secondary educational facilities.	P	P	P	P	P	P	P		C	C					P	P
A public, private or parochial school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in a public school of the State of Texas.																

Section 13.4 Civic and Other Uses

P = Permitted use
C = Conditional use
S = Subject to supplemental use regulations of UDC Article 6

Use	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Transitional Homes, Rehabilitation Centers & Halfway Houses					C-S	C-S				C-S						
A facility in which persons live for a short period of time while receiving physical, social, or psychological therapy and counseling, as is more particularly defined and regulated in Article 6 of this UDC.																
Transportation terminal.										C	C	P	P	P	P	
A facility for loading, unloading, and/or interchange of passengers, baggage and incidental freight or package express between modes of transportation, including bus terminals, railroad stations, airport terminals and public transit facilities.																

ARTICLE 14. LOT DESIGN STANDARDS

Article 14 Lot Design Standards									
District Code	Zoning District	SETBACKS							
		Maximum Develop. Density (units/ac)	Minimum Lot Area (ft²) / *Maximum Lot Area (ac)	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Building Height	Maximum Lot Coverage (%)
RESIDENTIAL									
AG	Agricultural - Homestead	None	None	None	35	10	10	35 ⁸	35 ²
SF1	Rural Single-Family Residential	2.00	21,000 ¹	85	35	25	10 ⁷	35	35 ²
SF2	Single-Family Residential-2	4.00	7,200	65	25	10 ⁹	10 ^{6,7}	35	50 ⁵
SF3	Single-Family Residential-3	5.50	6,600	60	25 ³	10 ⁹	10 ⁷	35	60
TF-1	Two-Family Residential	12.00	9,000	75	25	10	10	35	60
MF1	Multi-Family Residential	18.00	*20	100	15	10	10	45	75
MF2	Multi-Family Residential	24.00	*30	100	15	10	10	45	80
MH1	Manufactured Home	5.50	6,600	75	25	20	10	35	40
MH2	Manufactured Housing Park	12.00	43,560	55	20	10	5	35	50
NON-RESIDENTIAL									
C1	Neighborhood Retail/Service	-	-	50	20	20	10	30	70
C2	Old Town / Town Center	-	-	70	15	15	15	45	70
C3	Retail / Office	-	-	70	25 ⁴	15	15	35	75
C4	General Commercial	-	-	70	40	35	20	45	80
I1	Light Industrial	-	-	100	50	40	25	45	80
I2	Heavy Industrial	-	-	100	50	50	25	45	80

Notes:

- 1 Lots for which an on-site sewage facility is proposed are subject to Title 30, Texas Administrative Code, Chapter 285. The application of Chapter 285 may require larger minimum lot sizes than the City of Cibolo UDC. In such cases, the more restrictive shall apply.
- 2 Maximum lot coverage is 35%, not to exceed 15,000 square feet.
- 3 Minimum 18' front yard setback for garage, if not served from rear alley. (Pertains to vested SF-3 lots and not to new SF-3 lots)
- 4 May be reduced to 15' if parking provided at side or rear of building.
- 5 The maximum lot coverage for this district shall not restrict the placement of one (1) accessory structure of less than 100 square feet, provided such structure is placed on skids and complies with the requirements of Article 15, and does not interfere with the use of any easement present.
- 6 Minimum 15 feet between homes, but not less than 5 feet on either side of the common side lot line for lots vested before the effective date of this UDC.
- 7 Corner lots: Any garage or carport facing the side street must be set back not less than 20 feet.
- 8 The maximum height pertains only to the height of a home. The height of accessory agricultural structures, such as barns, windmills and silos; is not restricted.
- 9 A side yard setback of 5.0' feet shall be permitted for any SF-2 and SF-3 lot vested prior to the effective date of this UDC.

ARTICLE 15. ACCESSORY BUILDINGS

		Article 15 Accessory Buildings				
District Code	Zoning District		Setbacks (ft)			Typical Accessory Buildings ³
		Maximum Height (ft)	From Principal Building	Side ^{1,2}	Rear ^{1,2}	
RESIDENTIAL						
SF1	Rural Residential	12	5	10	10	Storage sheds, hobby workshops, non-commercial greenhouses
SF2	Suburban Residential	12	5	5	10	
SF3	Mixed-Density Residential	10	5	5	5	
MF1	Multi-Family	10	5	5	5	On-site laundry facilities, activity center
MF2	Multi-Family	15	5	15	20	
MH1	Manufactured Home	10	5	5	10	Storage sheds
MH2	Manufactured Housing Park	-	-	-	-	-
AG	Agricultural	None	5	5	10	Silos, barns, windmills

Notes

General Note: The maximum lot coverage found in Appendix C, with specific exceptions noted therein, applies in all cases.

- 1 As listed, or the depths of the setbacks of existing lots on the same side of the street.
- 2 Buildings on skids may be placed within three (3) feet of the property line, provided the placement does not interfere with the use of any easements present.
- 3 Off-street parking, utility service, sidewalks, park use are always allowable and do not count towards the requirements of this table. Typical structures are provided for reference only. Actual determination of an accessory structure lies at the discretion of the Zoning Administrator.

Zoning Application Calendar (2014)

Application Due Date	Public Hearing Notice to City Secretary	Notice to Surrounding Properties	Publication in Local Newspaper	P&Z Public Hearing	City Council Public Hearing
12/09/13	12/16/13	12/20/13	12/22/13	01/08/14	01/28/14
01/14/14	01/21/14	01/24/14	01/26/14	02/12/14	02/25/14
02/11/14	02/18/14	02/21/14	02/23/14	03/12/14	03/25/14
03/10/14	03/17/14	03/21/14	03/23/14	04/09/14	04/22/14
04/14/14	04/21/14	04/25/14	04/27/14	05/14/14	05/27/14
05/12/14	05/19/14	05/23/14	05/25/14	06/11/14	06/24/14
06/09/14	06/16/14	06/20/14	06/22/14	07/09/14	07/22/14
07/14/14	07/21/14	07/25/14	07/27/14	08/13/14	08/26/14
08/11/14	08/18/14	08/22/14	08/24/14	09/10/14	09/23/14
09/08/14	09/15/14	09/19/14	09/21/14	10/08/14	10/28/14
10/14/14	10/20/14	10/24/14	10/26/14	11/12/14	12/09/14
11/11/14	11/17/14	11/21/14	11/23/14	12/10/14	01/13/15

1. All dates subject to change.
2. All applications must be complete to be accepted.
3. Application Submittal Deadline does not guarantee specific Planning & Zoning or City Council Meeting dates for any application.
4. Applicants will receive a notice after the submittal deadline informing them that the application package is insufficient and requires additional documentation.
5. Applications expires on or after the 45th day from the date the applicationis filed, if the applicant fails to provide documents or other information necessary to application review, the application will be rejected.
6. Filing fees are non refundable.

